

Item: _____ ORD 08-22
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: #Z-3-2008
Applicant: L. Thad and Judith Bangerter
Location: 6536 West 3270 South
Size: 0.01 acres (521 square feet)

SYNOPSIS:

Change zone from 'A' (agriculture) to 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size).

BACKGROUND:

The applicants, Thad and Judith Bangerter, request that a roughly 2 foot by 224 foot (521 square foot) portion of their 5.8 acre parcel be rezoned from A to R-1-8. The portion adjoins a parcel zoned R-1-8 to the north that is also owned by the applicants. The newly zoned property will provide the applicants with enough area to subdivide the northern parcel into two residential lots. The remaining portion of the 5.8 acre parcel is to remain in the A zone.

The applicants proposed minor subdivision will require the extension of 6536 West, an existing stub street. Although the extended street will be 223 feet in length, the West Valley City Fire Marshal does not object to the proposed extension and will not require a turnaround. When the 5.8 acre parcel is developed in the future, the stub street will connect with Gala Way (3360 South), an existing stub street in the Celebration #4 subdivision.

The rezone will facilitate residential development that is consistent with the existing uses along 3270 South.

The subject parcel is currently designated as "large-lot residential" on West Valley City's General Plan map. The proposed minor subdivision is currently designated "low density residential" on the General Plan Map.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Joseph Moore, CED Director
Francis Xavier Lilly, Long-Range Planner